019.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,400 / 784,400
					USE VALUE:	784,400 / 784,400
					ASSESSED:	784,400 / 784,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSDEN JANET L & MARK A
Owner 2:	
Owner 3:	
Street 1:	96 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC DONALD JANET L -
Owner 2:	MARSDEN MARK A -
Street 1:	96 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,745 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6745.000	255,400		529,000	784,400
Total Card	0.155	255,400		529,000	784,400
Total Parcel	0.155	255,400		529,000	784,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.50 | /Parcel: 462.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13933
GIS Ref:
GIS Ref:
Insp Date: 04/07/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,400	0	6,745.	529,000	784,400	784,400	Year End Roll	12/18/2019
2019	101	FV	215,100	0	6,745.	684,600	899,700	899,700	Year End Roll	1/3/2019
2018	101	FV	215,100	0	6,745.	435,600	650,700	650,700	Year End Roll	12/20/2017
2017	101	FV	215,100	0	6,745.	398,300	613,400	613,400	Year End Roll	1/3/2017
2016	101	FV	215,100	0	6,745.	323,600	538,700	538,700	Year End	1/4/2016
2015	101	FV	202,400	0	6,745.	323,600	526,000	526,000	Year End Roll	12/11/2014
2014	101	FV	200,600	0	6,745.	295,000	495,600	495,600	Year End Roll	12/16/2013
2013	101	FV	200,600	0	6,745.	280,700	481,300	481,300		12/13/2012

!1641!

PRINT

Date	Time
12/10/20	17:12:58

LAST REV

Date	Time
03/29/19	09:40:33
mmcmakin	
1641	

USER DEFINED

Prior Id # 1:	13933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DONALD JANE	1397-40		3/10/2011	Convenience	1	No	No		
MAC DONALD JANE	1289-25		8/16/2004	Family	99	No	No		
	537-101		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2008	1431	Manual	12,800	O				extend breezeway a
5/6/2005	339	Renovate	14,685	C				finish storage spa
5/24/2004	550	Dormers	65,000	C		G6	GR FY06	new windows new de

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2014	Measured	PC	PHIL C
2/7/2009	Meas/Inspect	336	PATRIOT
3/30/2005	Permit Visit	BR	B Rossignol
11/5/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6745		Sq. Ft.	Site		0	85.	0.92	2									528,996						529,000	

Total AC/HA: 0.15484 | Total SF/SM: 6745 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 528,996 | Spl Credit | Total: 529,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34813833
Const Adj.:	0.99742496
Adj $ / SQ:	141.190
Other Features:	87846
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347006
Depreciation:	91609
Depreciated Total:	255396

COMMENTS

OF=SINK IN BMT. NC -CK FOR REAR EFP 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

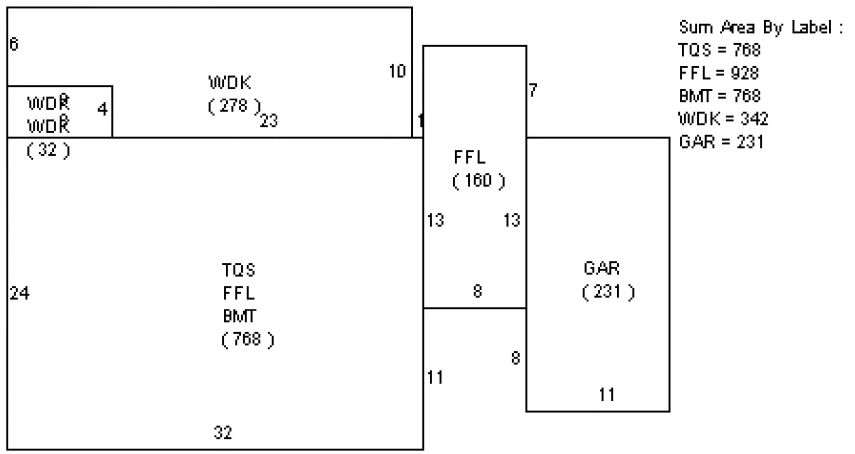
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.19
Special Features:	0	Val/Su Net:	89.77
Final Total:	255400	Val/Su SzAd	169.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	141.190	131,024
BMT	Basement	768	49.240	37,816
TQS	3/4 Story	576	141.190	81,325
WDK	Deck	342	8.900	3,044
GAR	Garage	231	25.760	5,950
	Net Sketched Area:	2,845	Total:	259,159
Size Ad	1504	Gross Are	3037	FinArea 1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More: N | Total Yard Items: | Total Special Featues: | Total: